

011.0

0006

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

972,600 / 972,600

USE VALUE:

972,600 / 972,600

ASSESSED:

972,600 / 972,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		MAPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANZ BEATRICE F
Owner 2:	
Owner 3:	

Street 1:	14 MAPLE ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:	
Type:	

PREVIOUS OWNER

Owner 1:	KELLER JEAN -
Owner 2:	-

Street 1:	14 MAPLE ST
Twn/City:	ARLINGTON

Cntry:	
Postal:	02476

ASR Map:
Fact Dist:

Reval Dist:
Year:

LandReason:
BldReason:

CivilDistrict:
Ratio:

Ratio:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5852.000	436,000	600	536,000	972,600		9145
							GIS Ref
							GIS Ref
							Insp Date
							09/16/17

 Total Card / Total Parcel
 972,600 / 972,600

 APPRAISED:
 972,600 / 972,600

 USE VALUE:
 972,600 / 972,600

 ASSESSED:
 972,600 / 972,600

Prior Id # 1: 9145

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mcmcakin

1032!

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

NARRATIVE DESCRIPTION

This parcel contains 5,852 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 2738 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		

o		Sewer	
n		Electri	

		Census:	
		Flood Haz:	

D		Topo	2	Above Stree
s		Street		

t		Gas:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5852		Sq. Ft.	Site		0	90.	1.02	10									536,002						536,000	

Total AC/HA: 0.13434

Total SF/SM: 5852

Parcel LUC: 101

One Family

Prime NB Desc: ARLINGTON

Total: 536,002

Spl Credit

Total: 536,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

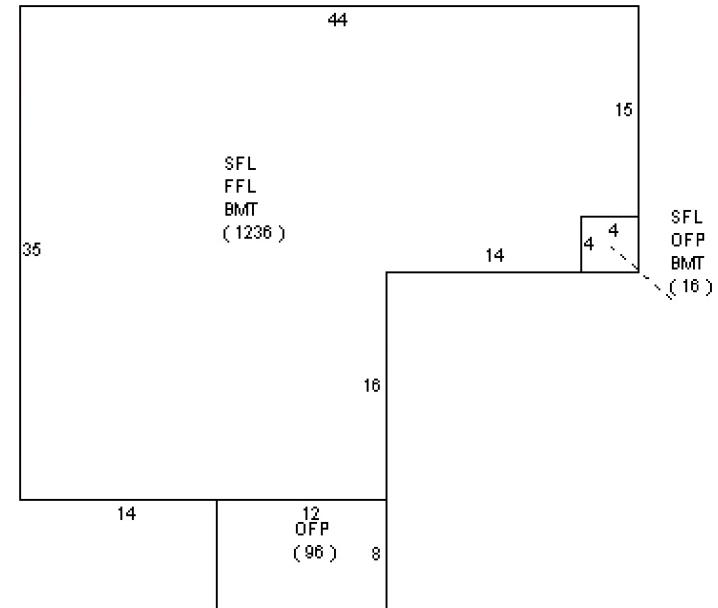
2021

EXTERIOR INFORMATION		
Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	7 - Brick	10 %
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	RED	
View / Desir:		

ATH FEATURES	
Bath	1
Bath:	Rating:
Bath:	Rating:
QBth	Rating:
Bath:	1
Bath:	Rating: Average
HBth:	Rating:
hrFix:	Rating:
OTHER FEATURES	
Kits:	1
Kits:	Rating:
Frpl:	Rating:

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	B	- Good
Year Blt:	1915	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact: .
Const Mod:		
Lump Sum Adt:		

ONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

1st Res Grid		Desc: Line 1								# Units:		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM ^s	7	BR ^s	4	Baths	1				HB	1	

REMODELING

RES BREAKDOWN

ITEMS		RATING BREAKDOWN				
		No	Unit	RMS	BRS	F
Exterior:			1	7	4	M
Interior:						
Additions:						
Kitchen:						
Baths:						
Plumbing:						
Electric:						
Heating:						
General:						
		Totals				
		1		7	4	

INTERIOR INFORMATION

Avg Ht/FL: STD		
Prim Int Wall 2	- Plaster	
Sec Int Wall:		%
Partition: T	- Typical	
Prim Floors: 3	- Hardwood	
Sec Floors:		%

DEPRECIATION

vs Cond:	Av - Average	31	%
unctional:			%
conomic:			%
Special:			%
Override:			%
	Total:	31	%

ALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.10648203
Const Adj.:	1.01494849
Adj \$ / SQ:	145.993
Other Features:	68460
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631928
Depreciation:	195898
preciated Total:	436030

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	194.17	
Special Features:	0	Val/Su Net:	119.00	
Final Total:	436000	Val/Su SzAd	189.55	

MOBILE HOME

Make: Model: Serial #: Year: Color:
ARD ITEMS **PARCEL ID** 011.0-0006-0002.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	A	AV	2000	4.93	T	15.2	101			600			600



SUB AREA

SUB AREA DETAIL

AssessPro Patriot Properties, Inc